

**PB# 97-34**

**BABCOCK SD**

**57-1-125**

97 - 34

Babcock Subdivision - Station Rd.  
2 lot Subdivision (Yanosh)

Approved 12/12/97

---

Wilson Jones - Carbonless - S1654 NCR Duplicate - S1657H-CL Triple - 1989

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE October 15, 1997 RECEIPT 97-34  
RECEIVED FROM Steven + Carmen Babcock  
Address 404 Riley Rd. - New Windsor, N.Y. 12553  
Three Hundred 00/100 DOLLARS \$ 300.00  
FOR Subdivision Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	300	00	CASH		
AMOUNT PAID	300	00	CHECK	#3339	
BALANCE DUE	-0	-	MONEY ORDER		

10.16.97  
BY Myna Mason, Secretary

Wilson Jones - Carbonless - S1654 NCR Duplicate - S1657H-CL Triple - 1989

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE Oct. 16, 1997 RECEIPT 6772409  
RECEIVED FROM Stephen + Carmen Babcock  
Address \_\_\_\_\_  
Fifty 00/100 DOLLARS \$ 50.00  
FOR Planning Board # 97-34

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	#3338	
AMOUNT PAID			CHECK	50.00	
BALANCE DUE			MONEY ORDER		

Town Clerk  
BY Dorothy H. Hansen

Wilson Jones - Carbonless - S1654 NCR Duplicate - S1657H-CL Triple - 1989

MADE IN U.S.A.  
© Wilson Jones, 1989

DATE December 11, 1997 RECEIPT 97-34  
RECEIVED FROM Stephen + Carmen Babcock  
Address 404 Riley Rd. - New Windsor, N.Y.  
Five Hundred 00/100 DOLLARS \$ 500.00  
FOR One Lot recreation fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	500	00	CASH		
AMOUNT PAID	500	00	CHECK	#3368	
BALANCE DUE	-0	-	MONEY ORDER		

12.11.97  
BY Myna Mason, Secretary

DATE December 11, 1997 RECEIPT 97-34  
RECEIVED FROM Stephen + Carmen Babcock  
Address 404 Riley Rd. - New Windsor, N.Y.

BY Myna Mason, Secretary

Wilson Jones • Carbonless • S1554-NCR Duplicate • S1657-NCR Duplicate  
MADE IN U.S.A.  
© Wilson Jones, 1989

DATE Oct. 16, 1997 RECEIPT 6772409  
RECEIVED FROM Stephen & Carmen Babcock  
Address \_\_\_\_\_  
Fifty 00/100 DOLLARS \$ 50.00  
FOR Planning Board # 97-34

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	# 3338
AMOUNT PAID		CHECK	50.00
BALANCE DUE		MONEY ORDER	

Town Clerk  
BY Dorothy H. Hansen

Wilson Jones • Carbonless • S1554-NCR Duplicate • S1657-NCR Duplicate  
© Wilson Jones, 1989

DATE December 11, 1997 RECEIPT 97-34 NUMBER  
RECEIVED FROM Stephen & Carmen Babcock  
Address 404 Riley Rd. - New Windsor, N.Y.  
Five Hundred 00/100 DOLLARS \$ 500.00  
FOR One Lot recreation fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	500.00	CASH	
AMOUNT PAID	500.00	CHECK	#3368
BALANCE DUE	-0-	MONEY ORDER	

[Signature]  
BY Myna Mason, Secretary

Wilson Jones • Carbonless • S1554-NCR Duplicate • S1657-NCR Duplicate  
© Wilson Jones, 1989

DATE December 11, 1997 RECEIPT 97-34 NUMBER  
RECEIVED FROM Stephen & Carmen Babcock  
Address 404 Riley Rd. - New Windsor, N.Y.  
Twelve 50/100 DOLLARS \$ 17.50  
FOR Additional Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	17.50	CASH	
AMOUNT PAID	17.50	CHECK	#3367
BALANCE DUE	-0-	MONEY ORDER	

[Signature]  
BY Myna Mason, P.B. Secretary

Wilson Jones • Carbonless • S1554-NCR Duplicate • S1657-NCR Duplicate  
© Wilson Jones, 1989

DATE December 12, 1997 RECEIPT 340864  
RECEIVED FROM Stephen & Carmen Babcock  
Address \_\_\_\_\_  
Two Hundred Sixty and 60/100 DOLLARS \$ 260.00  
FOR Planning Board Approval Fee # 97-34

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID	CB # 3369	CHECK	260.00
BALANCE DUE		MONEY ORDER	

BY Dorothy H. Hansen  
GMH 1/84

Map Number

288-97

City

Town

Village

[A]

N. Windsor

Section

57

Block

1

Lot

124 105

Title:

Babcock, Robert P. & Catherine J.

Dated:

11-13-97 Rev.

Filed

12-19-97

Approved by

Edward Stent Jr.

on

12-12-97

Record Owner

Babcock, Robert P.  
Catherine J.

JOAN A. MACCHI  
Orange County Clerk

(2 Sheets)



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

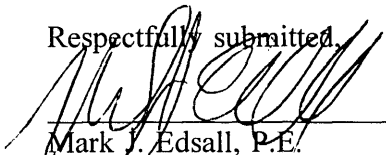
- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** BABCOCK MINOR SUBDIVISION  
**PROJECT LOCATION:** 326 STATION ROAD  
SECTION 57-BLOCK 1-LOT 125  
**PROJECT NUMBER:** 97-34  
**DATE:** 12 NOVEMBER 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE EXISTING 94.2 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 22 OCTOBER 1997 PLANNING BOARD MEETING.

1. The "required" bulk information shown on the plan is correct for the zone and use group. The Applicant's surveyor has revised the plan to provide necessary setbacks to the adjoining property's buildings and meet minimum bulk requirements for the new lots. I have requested a corrected plan to ensure that proper lot width is provided for the new residential lot.
2. The final plan submitted for stamp of approval should have the private road cross-section corrected to provide the 3' shoulders.
3. The Applicant was to contact NYSDEC regarding the private road improvements. In addition to discussing this issue, the Board should complete the SEQRA review process.
4. If the above issues are resolved, I see no reason why the Planning Board could not consider conditional approval of the plan at this time.

Respectfully submitted,

  
Mark J. Edsall, P.E.

Planning Board Engineer

MJEmk

A:BABCOCK2.mk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/12/97

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 97-34

NAME: BABCOCK, ROBERT - SUBDIVISION LANDS OF  
APPLICANT: BABCOCK, ROBERT & CATHERINE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
12/12/97	PLANS STAMPED	APPROVED
11/12/97	P.B. APPEARANCE . ADDRESS MARK'S 11/12/97 COMMENTS	ND: APPR. COND.
10/22/97	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS - CONTACT DEC FOR DRIVEWAY - SUBMIT . COPY OF APPROVAL FROM D.E.C. WHEN RECEIVED - DAN YANOSH TO . CALL MARK .	LA WAIVE PH NEED LLC
10/01/97	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/12/97

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 97-34

NAME: BABCOCK, ROBERT - SUBDIVISION LANDS OF  
APPLICANT: BABCOCK, ROBERT & CATHERINE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	11/12/97	NYS DEPT. ENV. CONSERVATION . AT THE 11/12/97 P.B. MEETING THE APPLICANT TOLD THE BOARD . THAT HE CONTACTED DEC AND WAS TOLD THAT A PERMIT WAS NOT . NECESSARY FOR THIS PROJECT	11/12/97	PERMIT NOT NECESSARY
REV1	11/03/97	MUNICIPAL HIGHWAY	11/07/97	APPROVED
REV1	11/03/97	MUNICIPAL WATER	11/10/97	APPROVED
REV1	11/03/97	MUNICIPAL SEWER	/ /	
REV1	11/03/97	MUNICIPAL FIRE	11/12/97	APPROVED
ORIG	10/15/97	MUNICIPAL HIGHWAY	10/20/97	APPROVED
ORIG	10/15/97	MUNICIPAL WATER	10/21/97	APPROVED
ORIG	10/15/97	MUNICIPAL SEWER	11/03/97	SUPERSEDED BY REV1
ORIG	10/15/97	MUNICIPAL FIRE	10/21/97	APPROVED



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/12/97

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 97-34

NAME: BABCOCK, ROBERT - SUBDIVISION LANDS OF  
APPLICANT: BABCOCK, ROBERT & CATHERINE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	10/15/97	EAF SUBMITTED	10/15/97	WITH APPLICATION
ORIG	10/15/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	10/15/97	LEAD AGENCY DECLARED	10/22/97	TOOK L.A.
ORIG	10/15/97	DECLARATION (POS/NEG)	11/12/97	DECL. NEG. DEC
ORIG	10/15/97	PUBLIC HEARING	10/22/97	WAIVE P.H.
ORIG	10/15/97	AGRICULTURAL NOTICES	/ /	

TO DISPLAY SUMMARY OF CHGS & PMTS

BIRKCOCK, ROBERT - SUBDIVISION

APPLICATION NUMBER: 97-34

DESCRIPTION-----

--AMT-CHG --AMT-PAID --BAL-DUE

E ESCROW	317.50	317.50	0.00
A APPLICATION	50.00	50.00	0.00
RECREATION	500.00	500.00	0.00
APPROVAL	260.00	260.00	0.00

	=====	=====	=====
GRAND TOTAL:	1127.50	1127.50	0.00

Press any key to continue...

TO DISPLAY SUMMARY OF CHGS & PMTS

BABCOCK, ROBERT - SUBDIVISION

APPLICATION NUMBER: 97-34

DESCRIPTION-----	--AMT-CHG	-AMT-PAID	--BAL-DUE
E ESCROW	317.50	300.00	17.50
A APPLICATION	50.00	50.00	0.00
RECREATION	500.00	0.00	500.00
APPROVAL	260.00	0.00	260.00
	=====	=====	=====
GRAND TOTAL:	1127.50	350.00	777.50

Press any key to continue...

*Need three separate checks  
in the above amounts  
made out to: Town of New Windsor*

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$  
\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$  
\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00  
PRELIMINARY PLAT APPROVAL .....\$ 100.00  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00  
FINAL PLAT SECTION FEE.....\$ 100.00  
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

\*\*\*\*\*

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT .....\$ 500.00

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$  
PLANNING BOARD ATTORNEY FEES.....\$  
MINUTES OF MEETINGS.....\$  
OTHER.....\$

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$

2% OF APPROVED COST ESTIMATE:.....\$  
(INSPECTION FEE)

Not Necessary  
per Mark E.  
+  
Mike B.

# RESULTS OF P.E. MEETING

DATE: November 12, 1997

PROJECT NAME: Babcock Subdivision PROJECT NUMBER 97-34

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)    S)    VOTE: A    N   

\* M) LN S) LL VOTE: A 5 N 0

CARRIED: YES    NO   

\* CARRIED: YES: ✓ NO   

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.E.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

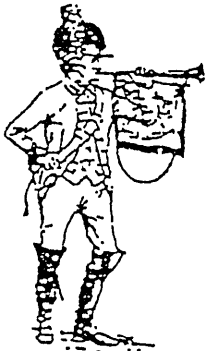
M) LN S) LL VOTE: A 5 N 0 APPR. CONDITIONALLY: 11/12/97

NEED NEW PLANS: YES ✓ NO   

DISCUSSION/APPROVAL CONDITIONS:   

D. E. C. IS O.K. (Permit not necessary)

Mark's Comments



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 34

DATE PLAN RECEIVED: RECEIVED NOV 3 - 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Robt. P. & Catherine J. Babcock has been

reviewed by me and is approved ☒ \_\_\_\_\_

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

There is no town water in this area.

HIGHWAY SUPERINTENDENT DATE

John D. D.O. - 11-10-97  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

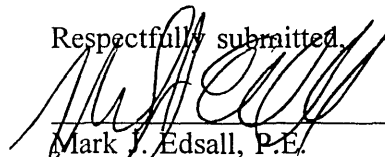
- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** BABCOCK MINOR SUBDIVISION  
**PROJECT LOCATION:** 326 STATION ROAD  
SECTION 57-BLOCK 1-LOT 125  
**PROJECT NUMBER:** 97-34  
**DATE:** 12 NOVEMBER 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE EXISTING 94.2 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 22 OCTOBER 1997 PLANNING BOARD MEETING.

1. The "required" bulk information shown on the plan is correct for the zone and use group. The Applicant's surveyor has revised the plan to provide necessary setbacks to the adjoining property's buildings and meet minimum bulk requirements for the new lots. I have requested a corrected plan to ensure that proper lot width is provided for the new residential lot.
2. The final plan submitted for stamp of approval should have the private road cross-section corrected to provide the 3' shoulders.
3. The Applicant was to contact NYSDEC regarding the private road improvements. In addition to discussing this issue, the Board should complete the SEQRA review process.
4. If the above issues are resolved, I see no reason why the Planning Board could not consider conditional approval of the plan at this time.

Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk  
A:BABCOCK2.mk

BABCOCK, STEVEN SUBDIVISION (97-34) STATION ROAD

Daniel Yanosh and Steven Babcock appeared before the board for this proposal.

MR. PETRO: Application proposes subdivision of the existing 94 acre parcel into two single family residential lots. The plan was previously reviewed at the 22 October, 1997 planning board meeting. Okay.

MR. YANOSH: Okay, it's a simple two lot subdivision. Mr. Babcock owns all the property around here, he wants to sell a lot to his son, Steve, which would be lot number 1, 1.93 acres and private road coming in over the existing driveway comes to the Babcock residence. In order to meet the lot frontage, existing lot has to be raised in acreage by .24 acres. It will turn out to be 3.62 and lot number 1 will be 1.93 acres.

MR. LANDER: Did we hear back from the DEC?

MR. STEVE BABCOCK: I explained what we were doing, I measured how much driveway was already there and she said there's no need to even come out. There is 18 feet there right now.

MR. LANDER: Is she going to send you anything?

MR. STEVE BABCOCK: No, she said she's not even going to issue a permit for that.

MR. PETRO: So there's no problem regarding the DEC?

MR. STEVE BABCOCK: Correct.

MR. PETRO: Do we still need the plan to show the three foot shoulders?

MR. EDSALL: Yeah, that would be on the road detail.

MR. BABCOCK: It is on there.

MR. EDSALL: No, it just shows the swale, it doesn't show the shoulders.



MR. BABCOCK: Oh, I'm sorry.

MR. PETRO: That will be a subject to that the plan be corrected, Dan.

MR. YANOSH: Yes, tomorrow.

MR. PETRO: Once again, on 11/7/97, we have highway approval and we have fire approval on 11/12/97. Any other comments from any of the board members? I think one of the houses was too close last time, was that correct, and we had moved the property line.

MR. YANOSH: The pole barn in the back was just too high to meet the zoning.

MR. PETRO: So the line was moved over?

MR. YANOSH: From here, this dotted line to back there.

MR. PETRO: Bottom line that problem is corrected?

MR. YANOSH: Right.

MR. LANDER: They were the only problems.

MR. PETRO: I didn't think there was anything else other than hearing from the DEC, you heard back and there's no problem. Only subject-to would be the detail private road cross-section, show the three foot shoulders.

MR. LANDER: Make a motion that we grant final approval on Babcock subdivision.

MR. PETRO: You may have to do the negative dec first.

MR. EDSALL: Maybe we can get one other thing on the record. If they run a little short on width for the shoulders in the area of the crossing, that the board has no objection to them being eliminated, if they just put a couple delineators in.

MR. PETRO: On the crossing?

MR. EDSALL: On the crossing portion. I don't want to see them disturb the wetlands unnecessarily. I wanted it in the record that the board has no problem with that.

MR. LANDER: No problem.

MR. LUCAS: No.

MR. PETRO: Motion to take negative dec?

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning board declare negative dec on the Babcock subdivision on 326 Station Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Motion for final?

MR. LANDER: I'll make that motion.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Babcock minor subdivision on 326 Station Road subject to the three foot shoulders being delineated on the private road cross-section on the new maps for final approval stamped. Any further discussion from the board members? If not, roll call.

ROLL CALL

November 12, 1997

12

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

AS OF: 11/24/97

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 97-34

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97- 34

FOR WORK DONE PRIOR TO: 11/24/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	DOLLARS-----			
									TIME	EXP	BILLED	BALANCE
97-34	133382	10/01/97	TIME	MJE	MC	BABCOCK SUBD	75.00	0.40	30.00			
97-34	133140	10/22/97	TIME	MJE	MC	BABCOCK	75.00	0.50	37.50			
97-34	135456	10/22/97	TIME	MCK	CL	BABCOCK RVW COMM	28.00	0.50	14.00			
97-34	135460	10/22/97	TIME	MCK	CL	BABCOCK RVW COMM	28.00	0.50	14.00			
97-34	135160	10/23/97	TIME	MJE	MC	BABCOCK W/YNDSH	75.00	0.30	22.50			
									118.00			
97-34	137494	10/31/97				BILL 97-1061 11/19/97					-118.00	
											-118.00	
97-34	137592	11/03/97	TIME	MJE	MC	BABCOCK W/YNDSH	75.00	0.30	22.50			
97-34	137594	11/11/97	TIME	MJE	MC	BABCOCK W/YNDSH	75.00	0.40	30.00			
97-34	137322	11/12/97	TIME	MCK	CL	BABCOCK RVW COMMENTS	28.00	0.50	14.00			
TASK TOTAL									194.50	0.00	-118.00	86.50
GRAND TOTAL									194.50	0.00	-118.00	86.50

RESULTS OF P.B. MEETING

DATE: October 30, 1977

PROJECT NAME: Babcock Sub PROJECT NUMBER 97-34

\*\*\*\*\*

LEAD AGENCY: \* NEGATIVE DEC: \*

M) LU S) LN VOTE: A 5 N 0 \* M)    S)    VOTE: A    N    \*

CARRIED: YES ✓ NO    \* CARRIED: YES:    NO    \*

\*\*\*\*\*

PUBLIC HEARING: M) LU S) S VOTE: A 5 N 0

WAIVED: YES ✓ NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M)    S)    VOTE: A    N    APPR. CONDITIONALLY:   

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:   

Need that line change

Mark's Comments

Contact D.C. for driveway (Applicant to Contact DEC)  
Bring copy of approval from DEC.

Plan to call Mark

Yunosh

BABCOCK SUBDIVISION - DISCUSSION

MR. ARGENIO: Regarding the Babcock subdivision, I'm Babcock's next door neighbor. Andy, how do I handle that? Should I, is it wise for me to abstain or vote?

MR. KRIEGER: As long as you have made a disclosure, yes, then I think but under the circumstances if there's a full board then there will be enough votes without it anyway.

MR. PETRO: You should do it at the time of the, when we're reviewing that.

MR. KRIEGER: The disclosure is fine for right now.

BABCOCK, STEVEN SUBDIVISION (97-34) STATION ROAD

Mr. Steve Babcock appeared before the board for this proposal.

MR. STEVE BABCOCK: Dan Yanosh couldn't make it tonight.

MR. PETRO: Did we ever review this before?

MR. BABCOCK: No, Jim, some time ago, I don't know the date, Steve's father had the subdivision out here which was lot 1 where he built the log cabin out on Station Road?

MR. PETRO: Is that the one where--

MR. EDSALL: That was application 93-3.

MR. PETRO: Did he have to cross a wetland?

MR. BABCOCK: Yes.

MR. EDSALL: Stamp of approval June 1, 1993.

MR. PETRO: All right, tell us what you want to do.

MR. STEVE BABCOCK: Basically, it's a two acre subdivision of my parent's property, you want to see the plans of the house?

MR. BABCOCK: We have them.

MR. PETRO: Mark, why don't you lead us through this a little bit or Mike?

MR. EDSALL: Well, it's pretty straightforward, the only problem I ran into and unfortunately it's not a problem created by this subdivision but rather by I guess your father's previous lot he created. Reviewing the plan, I guess when we got the final plan, there is a barn, metal pole barn in the back that was shown on the original approved subdivision plan, but the location of the constructed barn versus what was shown on the plan is quite a bit different and one of the

problems that creates is--

MR. PETRO: Variance?

MR. EDSALL: Well, the barn's too close to the property line, but it's already close to an existing property line so effectively something improperly that technically would need a variance.

MR. PETRO: They would maybe, not this subdivision.

MR. EDSALL: So it would be easy to say well fine, it's on his property, it doesn't affect this application. Unfortunately, if this application is creating a private road, that private road is also too close to the barn that is in the wrong place. If that barn wasn't in the wrong location.

MR. ARGENIO: Which property line, south or east?

MR. BABCOCK: Where it says overhang.

MR. ARGENIO: East side.

MR. BABCOCK: Also this to the front.

MR. STEVE BABCOCK: How many feet off the line is it supposed to be?

MR. EDSALL: Supposed to be ten foot but because you're putting a road, it's got to be set back from the road so the difficulty we run into is that short of the problem with the road, I don't think we have anything else that is not very easy to solve. The only difficulty comes as a result of something done off of the property of this subdivision.

MR. PETRO: How long is the driveway, only about 500 feet, I see 489 on the property line there.

MR. STEVE BABCOCK: My driveway?

MR. EDSALL: Private road.

MR. PETRO: Private road.



MR. BABCOCK: It's a private road to lot 2 and driveway for lot 2 on to the 4 bedroom home.

MR. PETRO: How long can the private road be? I know it's 800 feet for a driveway.

MR. EDSALL: This is only in the range of I'd say 650 somewhere around there.

MR. PETRO: That is the private road and the driveway's less than that probably.

MR. EDSALL: Right, so it creates the need to either shift the private road away from the barn so that you can maintain the proper clearance between the barn on the private road and then this board could take it, attitude as far as the location of the barn to the property line, it's not really something I can look at as part of this application, it's a separate issue.

MR. BABCOCK: But if you were to do that, have Yanosh do that, he can also do a lot line change and move this line back farther so this way everything is legal, you'd have to move it back ten feet, which is nothing, I mean it's, you know what I mean, if you lost ten feet of this property.

MR. PETRO: If he did not want to move the line, the barn is on the other property, can he still go to the zoning board for a variance for a barn that is on somebody else's property? Can we make a subdivision with a line too close to that barn if he had a variance, can he get a variance?

MR. EDSALL: First of all, this line is already here.

MR. PETRO: Not this one, but the road line.

MR. EDSALL: The road line I don't believe you can approve the road location without a variance.

MR. PETRO: He'd have to get a variance first.

MR. EDSALL: If they wanted to get the problem to go

away, he can look at the lot line change to get the line away from the barn and move the private road out away far enough so that it meets the zoning code which means you may have to change the line for this lot 1.

MR. PETRO: Move both lines.

MR. EDSALL: With that resolved, you have only got a couple minor issues that I found.

MR. PETRO: Let's go over those. I'm sure they're going to want to do that you'll just change the lot line, your parents own the whole thing, tell them you need a few extra feet and you'll clear up that problem you don't want to go to the zoning board.

MR. EDSALL: Good news is it's all owned by a single family which makes things that much easier. The other correction which needs to be made there is supposed to be three foot shoulders on the private road between the swales and the road which just gives you more room, if you have to pull off, he just missed that on the detail.

MR. PETRO: We're not changing anything up by the DEC wetlands.

MR. EDSALL: My last comment they should just make sure that they don't need another permit or at least allowed to widen the road there because I'd rather have them ask rather than do it and then have an ENCON officer show up and fine them.

MR. PETRO: How much wider are they making it?

MR. EDSALL: They have no, he'd need to make it 18 feet wide if the board wants to waive the requirement for the shoulders through that area, they can always mark it with delineators so they can minimize the width.

MR. STEVE BABCOCK: It's pretty wide already.

MR. EDSALL: If it's wide already and just changing the surface treatment, the DEC won't care, but I would. you may want to just touch base with them so that you are

protected, keep a record when you talk to them because if somebody shows up and they go to write a fine, you have made the attempt.

MR. STEVE BABCOCK: Who would I contact?

MR. EDSALL: New Paltz office.

MR. BABCOCK: Yanosh will know because of who he dealt with when he did this original one for your dad.

MR. LUCAS: You ought to do another subject to.

MR. PETRO: No, this needs to be changed, this plan needs to be changed.

MR. EDSALL: Mr. Chairman, other than that and it's unfortunate that something off their property is affecting them, but I think we can resolve it real easy. Everything else looks fine on the plan.

MR. STEVE BABCOCK: I'm going to have to tell Dan Yanosh that he is going to have to move this.

MR. EDSALL: Have Dan give me a call.

MR. STEVE BABCOCK: So there is ten feet from the overhang?

MR. EDSALL: He may have to move this.

MR. STEVE BABCOCK: Move the private road over a little bit?

MR. BABCOCK: Right and go like there.

MR. EDSALL: But again, the second lot is quite large, isn't it, lot 2, it's huge, you're talking 94 acres there Mr. Chairman, the total parcel, so these changes are minuscule.

MR. PETRO: I think the plan really needs to show what we're going to approve, this plan, these lot lines are going to be changed so we can't take further action. I'm pretty lenient, but you have got to have--

MR. EDSALL: Perhaps we can get rid of some of the procedural items.

MR. PETRO: Coordinated review, all you're going to do is contact them and I can tell you if it's wide enough I have gone through it myself, you're going, you tell them they are going to resurface it, they don't care, we can take lead agency.

MR. STEVE BABCOCK: So don't worry about that?

MR. PETRO: You contact DEC, we're not going to get involved so I'm looking for a motion to--

MR. LUCAS: Motion we take lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Babcock minor subdivision at 326 Station Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: This is a 2 lot subdivision on 94 acres you said, Mark, 94.2 acres permitted use in the zone.

MR. BABCOCK: Yes.

MR. PETRO: Therefore, as far as public hearing goes, I think it's such a large parcel, I don't see any need for it. Anybody wants to dispute it or go along with it?

MR. STENT: I agree.

MR. LUCAS: Make a motion we waive public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing for the Babcock minor subdivision on 326 Station Road. Is there any further discussion. If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Agricultural notices did go out October 16, 1997 in addressed envelopes. We have highway approval on 10/20/97 and fire approval on 10/21/97. What we'll do is let's let the negative dec go for now, Mr. Babcock, next time when you come in for a final approval, why don't you bring the letter with you that you are going to receive back from the DEC, have Mr. Yanosh do that immediately and when you have a letter stating that they don't care about the crossing which I'm sure that you will receive, not that they don't care, but they don't care about the additions to it that you are going to do, bring that with you and then at that time, we'll read it into the minutes and do a negative dec.

MR. STEVE BABCOCK: If I inform them that I have to widen it.

MR. EDSALL: It's supposed to be 18 foot wide plus three foot shoulders, obviously immediately adjacent to the wetlands, you don't need swales.

MR. STEVE BABCOCK: So there I wouldn't need shoulders?

MR. EDSALL: Here's the comments so you can have those and have Dan call me.

MR. PETRO: Just don't want to take negative action on SEQRA until we hear from the DEC, as far as we can go

with this, so you know what to do.

MR. BABCOCK: Just going to check the original plan to see what they got approval on.

MR. EDSALL: It shows 12 feet and shows 24 foot wide area being disturbed.

MR. BABCOCK: Your dad got, he told them he was going to make the driveway 12 foot, you need to tell them you're going to make it 18 feet, that is all.

MR. ARGENIO: But the footprint was 24 feet, is that correct?

MR. BABCOCK: The overall disturbance was 24 feet.

MR. EDSALL: You really need 18 foot plus the 6, you really need 24 total, so this shows 24 foot disturbance.

MR. PETRO: I agree with you though Mark we can waive the three foot on both sides of the swale.

MR. EDSALL: Shoulders.

MR. PETRO: Because it would just flow into the wetlands.

MR. EDSALL: Shoulders really for additional width in case you get a large vehicle or someone pulls off for a very short distance, the board can just approve delineating it so that you can guide people driving through and make it clear there's no pulloff.

MR. PETRO: Being that you are asking ask for 24 feet.

MR. EDSALL: If you are going to shave down from 24 to 18.

MR. PETRO: We'll work with you on that.

MR. STEVE BABCOCK: Ask for 24 feet?

MR. PETRO: From the 12 that was approved.

MR. EDSALL: I can talk to Dan Yanosh.

MR. STEVE BABCOCK: It's not even wetlands.

MR. BABCOCK: I don't want you, they have got this plan on file that they approved for your dad, so you don't want to go there and say I'm not making it any wider when you actually are so--

MR. STEVE BABCOCK: I understand so I will call them up. Do you have a number or Dan knows that?

MR. BABCOCK: Yes.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** BABCOCK MINOR SUBDIVISION  
**PROJECT LOCATION:** 326 STATION ROAD  
SECTION 57-BLOCK 1-LOT 125  
**PROJECT NUMBER:** 97-34  
**DATE:** 22 OCTOBER 1997  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE EXISTING 94.2 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The "required" bulk information shown on the plan appears correct for the zone and use group. The surveyor should check the lot width value indicated for proposed Lot 1.
2. My concept review of this subdivision indicates the following comments:
  - a. The metal pole barn at the rear of the adjoining lot appears to have less than the 10' setback required for an accessory building. It should be verified that this structure does not exceed 15' in height. As well, setback of this structure to the new private road right-of-way may be considered a front yard setback less than the principal structure. This should also be discussed.
  - b. The private road cross-section should be corrected to indicate the required 3' shoulders on each side of the traveled way.
  - c. The Applicant should verify whether any additional permits are required for the widening of the driveway to a private road. The Board may also wish to coordinate this review with NYSDEC.

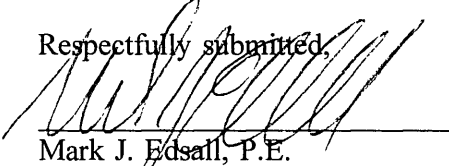


**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** BABCOCK MINOR SUBDIVISION  
**PROJECT LOCATION:** 326 STATION ROAD  
SECTION 57-BLOCK 1-LOT 125  
**PROJECT NUMBER:** 97-34  
**DATE:** 22 OCTOBER 1997

3. The Board should decide whether they intend to coordinate the application with DEC or perform an uncoordinated review. Either way, we should receive some information from DEC as to the need for a permit.
4. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:BABCOCK.mk

PLANNING BOARD : TOWN OF NEW WINDSOR  
COUNTY OF ORANGE : STATE OF NEW YORK

In the Matter of Application for Site Plan Subdivision of

Babcock - 57-1-125

Applicant.

AFFIDAVIT OF  
SERVICE  
BY MAIL

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

On October 16, 1997, I compared the 12 addressed envelopes containing the attached Agricultural District Notice with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason  
Myra L. Mason, Secretary for  
the Planning Board

Sworn to before me this

16<sup>th</sup> day of October, 1997

Deborah Green  
Notary Public

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065  
Commission Expires July 15, 1999

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/<sup>Two Lot Subdivision - Lands of Robert P. and Catherine J. Babcock</sup>~~Site Plan~~ for the proposed 2 Lot residential subdivision. A new 2 Acre  
(briefly describe project)  
Lot to be created for a single family home, from a 94.2 Acre Parcel

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant Robert P. and Catherine J. Babcock  
Name

Address: 326 Station Road  
New Windsor, New York 12553

Project Location: 57 -1 - 125  
Tax Map # Sec., Block, Lot

Street: Station Road

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: October 12, 1991

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,  
Chairman

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**



1763

**TOWN OF NEW WINDSOR**  
**ASSESSOR'S OFFICE**

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553-6196  
Telephone: (914) 563-4633  
Fax: (914) 563-4693

97 - 34

October 6, 1997

Stephen Babcock  
404 Riley Rd.  
New Windsor, NY 12553

RE: Tax Map Parcel: 57-1-125

Dear Mr. Babcock:

According to our records, the attached list of property owner are within the agricultural district which is within five hundred (500) feet of the above-referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely,

*L. Cook /cad*

LESLIE COOK  
Sole Assessor

/cad  
Attachments

cc: Myra Mason, Planning Board

*12 Notices Mailed*

✓ Coleman, Francis G.  
431 Lake Rd.  
New Windsor, NY 12553

\* Has Agric. Exemption

✓ Schlesinger, Neil S. & Glynna  
421 Station Rd.  
Rock Tavern, NY 12575

\* Has Agric. Exemption

✓ Goldmann, Steven  
181 Station Rd.  
Rock Tavern, NY 12575

\* No Exemption

✓ Stach, Stephen & Deborah  
305 Station Rd.  
Rock Tavern, NY 12575

\* No Exemption

✓ Bradley, Joseph & Rosann  
319 Station Rd.  
Rock Tavern, NY 12575

\* No Exemption

✓ Kinsley, John C. & Sharon S.  
327 Station Rd.  
Rock Tavern, NY 12575

\* No Exemption

✓ Sturtz, Robert & Carmel  
335 Station Rd.  
Rock Tavern, NY 12575

\* No Exemption

✓ Hein, Alfred & Lillian F.  
361 Station Rd.  
Rock Tavern, NY 12575

\* No Exemption

Babcock, Paul R. & Joann E.  
11 Babcock Lane  
Rock Tavern, NY 12575

\* No Exemption

Babcock, Kenneth J.  
17 Babcock Lane  
Rock Tavern, NY 12575

\* No Exemption

Babcock, Robert P. & Catherine J. Babcock  
324 Station Rd.  
Rock Tavern, NY 12575

\* No Exemption

✓ Consolidated Rail Corp.  
6 Penn Center Plaza  
Philadelphia, PA 19103

\* No Exemption

✓ Argenio, Genaro A.  
4 Larter Ave.  
Newburgh, NY 12550

\* No Exemption

Ferrigno, John F. & Maria  
146 Yorkshire Terrace  
Washingtonville, NY 10992

\* No Exemption ☒

Offenborn, Hans P. & Elaine  
1767 W. Smugglers Cove Dr.  
Gulf Breeze, FL 32561

\* No Exemption ☒



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

NOV 07 1997

NOV 07 1997

HIGHWAY DEPT

PLANNING BOARD FILE NUMBER:                     

DATE PLAN RECEIVED:                     

RECEIVED NOV 3 - 1997

The maps and plans for the Site Approval                     

Subdivision ✓ as submitted by

                     for the building or subdivision of

                     has been

reviewed by me and is approved ✓

disapproved                     

If disapproved, please list reason                     

                     11/6/97  
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



# MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Babcock Subdivision

Date: 12 November 1997

Planning Board Reference Number: PB-97-34


Dated: 3 November 1997

Fire Prevention Reference Number: FPS-97-058

A review of the above referenced subject subdivision plan was conducted on 12 November 1997.

This subdivision plan is acceptable.

Plans Dated: 11 August 1997.

A handwritten signature in dark ink, appearing to read 'Robert F. Rodgers', with a stylized flourish at the end.

Robert F. Rodgers; C.C.A.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 34

DATE PLAN RECEIVED: RECEIVED OCT 15 1997

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Robert + Catherine Babcock has been

reviewed by me and is approved ☒

disapproved ☐

~~If disapproved, please list reason~~

There is no town water in this  
Area -

HIGHWAY SUPERINTENDENT DATE

Jean D. Dineen 10-21-97  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

RECEIVED

OCT 17 1997

PLEASE RETURN COMPLETED FORM TO:

NEW WINDSOR PLANNING BOARD

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 34

DATE PLAN RECEIVED: RECEIVED OCT 15 1997

The maps and plans for the Site Approval ☒

Subdivision ☒ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan 10/20/97  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

# MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: Babcock 2 Lot Subdivision

Date: 21 October 1997

Planning Board Reference Number: PB-97-34

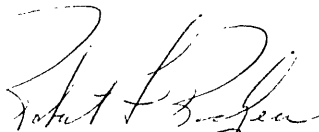
Dated: 15 October 1997

Fire Prevention Reference Number: FPS-97-051

A review of the above referenced subject subdivision plan was conducted on 17 October 1997.

This subdivision plan is acceptable.

Plans Dated: 2 October 1997 Revision 1

A handwritten signature in cursive script, appearing to read "Robert F. Rodgers".

Robert F. Rodgers, C.C.A.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3  
TOWN/VILLAGE OF New Windsor P/B # 97-34

WORK SESSION DATE: 1 Oct 97 APPLICANT RESUB.  
REQUIRED: File App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Babcock Subdiv

PROJECT STATUS: NEW X OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Steve + Carmi Babcock

MUNIC REPS PRESENT: BLDG INSP. and  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- R-7
- modify R to get 70' frontage
- bulk OK
- show turn around
- drive must be widened
- 18' wide road + 3' shoulders
- short EAF



# TOWN OF NEW WINDSOR

97 - 34

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

RECEIVED OCT 15 1997

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision X Lot Line Chg.      Site Plan      Spec. Permit     

1. Name of Project Two Lot Subdivision - Section II - Lands of Robert P. & Catherine J. Babcock

2. Name of Applicant Robert P. & Catherine J. Babcock Phone 562-3472

Address 326 Station Road New Windsor, New York 12553  
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record Same Phone     

Address Same  
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan Daniel P. Yanosh L.L.S.

Address P.O. Box 320 2194 Route 302 Circleville, New York 10919  
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney None Phone     

Address       
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting Daniel P. Yanosh Phone 361-4700  
(Name)

7. Project Location: On the Easterly side of Station Road  
(street)

7,500+ feet South of N.Y.S. Route 207  
(direction) (street)

8. Project Data: Acreage of Parcel 94.2 Zone R-1,  
School Dist. Washingtonville

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y Yes N     

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 57 Block 1 Lot 125

11. General Description of Project: Subdivide 2 Acre parcel from 94.2  
Acre farm using a Private Road as access to the lot, for the construction  
of a single family home.

12. Has the Zoning Board of Appeals granted any variances for this property? yes NO no.

13. Has a Special Permit previously been granted for this property? yes NO no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

14<sup>TH</sup> day of OCT. 1997

[Signature]  
Applicant's Signature

[Signature]  
Notary Public

LEROY A. LANGER  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1997  
Reg. No. 7424590

\*\*\*\*\*

TOWN USE ONLY:

RECEIVED OCT 15 1997

Date Application Received

97 - 34

Application Number

IF APPLICABLE "XX"

\*\*This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Robert and Catherine Babcock

326 Station Road, New Windsor, New York 12553

2. Description of proposed project and its locations:

Subdivision of a 2 + Acre parcel from a 94.2 Acre farm for the  
construction of a single family home.

3. Name and address of any owner of land within the  
Agricultural District:

4. Name and address of any owner of land containing farm  
operations located within 500 feet of the boundary of the  
subject property.

5. A map is submitted herewith showing the site of the proposed  
project relative to the location of farm operations  
identified in this statement.



"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARDRobert P. and Catherine J. Babcock, deposes and says that he  
(Applicant)resides at 326 Station Road, New Windsor, New York  
(Applicant's Address)in the County of Orangeand State of New Yorkand that he is the applicant for the Two Lot Subdivision - Lands ofRobert P. and Catherine J. Babcock  
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Daniel P. Yanosh L.L.S.  
(Professional Representative)

to make the foregoing application as described therein.

Date: 10/10/97X Robert Babcock  
(Owner's Signature)[Signature]  
(Witness' Signature)THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST

## I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1.   X   Environmental Assessment Statement
- \*2.   X   Proxy Statement
3.   X   Application Fees
4.   X   Completed Checklist

## II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1.   X   Name and address of Applicant.
- \*2.   X   Name and address of Owner.
3.   X   Subdivision name and location.
4.   X   Tax Map Data (Section-Block-Lot).
5.   X   Location Map at a scale of 1" = 2,000 ft.
6.   X   Zoning table showing what is required in the particular zone and what applicant is proposing.
7.   X   Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8.   X   Date of plat preparation and/or date of any plat revisions.
9.   X   Scale the plat is drawn to and North Arrow.
10.   X   Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11.   X   Surveyor's certification.
12.   X   Surveyor's seal and signature.

\*If applicable.

13. X Name of adjoining owners.
14. X Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. X Flood land boundaries.
16. X A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. X Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. X Include existing or proposed easements.
20. X Right-of-Way widths.
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. X Show any existing waterways.
- \*25. X A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. X Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. X Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29.   X   Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30.   X   Provide "septic" system design notes as required by the Town of New Windsor.
31.   X   Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32.   X   Indicate percentage and direction of grade.
33.   X   Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34.   X   Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35.   X   Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. \_\_\_\_\_ A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:  \_\_\_\_\_  
Licensed Professional

Date: 8/13/97

PROJECT I.D. NUMBER

617.21

SEQR

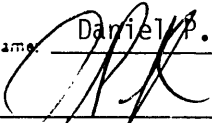
Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Robert P. and Catherine J. Babcock	2. PROJECT NAME Two Lot Subdivision - Lands of Robert P. and Catherine J. Babcock
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>Approximately 7,500 feet south of the intersection of N.Y.S. Route 207. Located on the easterly side of the road.</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/Alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>2 Lot Residential Subdivision - 1 new house on a 2 Acre parcel which will be subdivided from 1 94.2 acre parcel.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>2.0</u> acres Ultimately <u>2.0</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>Former farm land used now for hay fields. Single family residences in the area</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approval(s) <u>Planning Board - Town of New Windsor - Realty Subdivision</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <u>The applicant had a permit to fill a section D.E.C. Wetlands and buffer zone to construct the driveway to the parcel. <del>NEW D.E.C. PERMIT WILL BE ACQUIRED IF NEEDED</del></u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name <u>Daniel P. Yanosh L.L.S.</u>	Date: <u>8-13-97</u>
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

97 - 34

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____	
Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
_____	
Date	

2001084

"XX"

## ATTACHMENTS

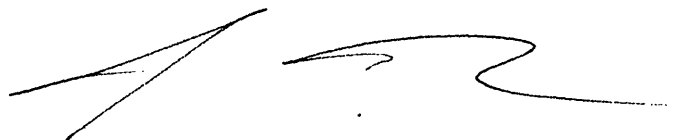
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.



Not in flood zone

A handwritten signature or mark consisting of a series of connected, fluid strokes, possibly representing a name or a stylized symbol.

97 - 34